

# 2767 - 2779 WEST BROADWAY AND 5308 EL VERANO LOS ANGELES, CA 90041

## PROJECT INFORMATION

**LEGAL DESCRIPTION:**  
 PIN NUMBER 163-5A219 69  
 LOT/PARCEL AREA (CALCULATED) 6,025.9 (SQ FT)  
 THOMAS BROTHERS GRID PAGE 564 - GRID H5  
 ASSESSOR PARCEL NO. (APN) 5682006012  
 TRACT TR 4649  
 MAP REFERENCE M B 50-81  
 BLOCK NONE  
 LOT 48  
 ARB (LOT CUT REFERENCE) NONE  
 MAP SHEET 163-5A219

PIN NUMBER 163-5A219 62  
 LOT/PARCEL AREA (CALCULATED) 5,479.0 (SQ FT)  
 THOMAS BROTHERS GRID PAGE 564 - GRID H5  
 ASSESSOR PARCEL NO. (APN) 5682006012  
 TRACT TR 4649  
 MAP REFERENCE M B 50-81  
 BLOCK NONE  
 LOT 47  
 ARB (LOT CUT REFERENCE) NONE  
 MAP SHEET 163-5A219

PIN NUMBER 163-5A219 71  
 LOT/PARCEL AREA (CALCULATED) 6,576.0 (SQ FT)  
 THOMAS BROTHERS GRID PAGE 564 - GRID H5  
 ASSESSOR PARCEL NO. (APN) 5682006012  
 TRACT TR 4649  
 MAP REFERENCE M B 50-81  
 BLOCK NONE  
 LOT 49  
 ARB (LOT CUT REFERENCE) NONE  
 MAP SHEET 163-5A219

**COMBINED SF FOR THREE LOTS** 18,074.9 (SQ FT)

**ZONING:** [O]C4-2D

**CONSTRUCTION TYPE:** III-B

**# OF STORIES:** 1

**BUILDING HEIGHT:** NO CHANGE

## SCOPE OF WORK

REPLACE STUCCO FACADES WITH STOREFRONTS

## SHEET INDEX

- .PA-1 PROJECT INFO. AND SITE PLAN
- .PA-2 EXISTING FLOOR PLAN
- .PA-3 PROPOSED FLOOR PLAN
- .PA-4 EXTERIOR SOUTH ELEVATIONS
- .PA-5 EXTERIOR WEST ELEVATIONS

## BUILDING CODES

2023 LOS ANGELES RESIDENTIAL CODE BASED ON 2022 CALIFORNIA BUILDING CODE  
 CALIFORNIA CODE OF REGULATIONS TITLE 24, PART 2 VOLUME 142  
 2022 CALIFORNIA PLUMBING CODE  
 2022 CALIFORNIA MECHANICAL CODE  
 2022 CALIFORNIA ELECTRICAL CODE  
 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE

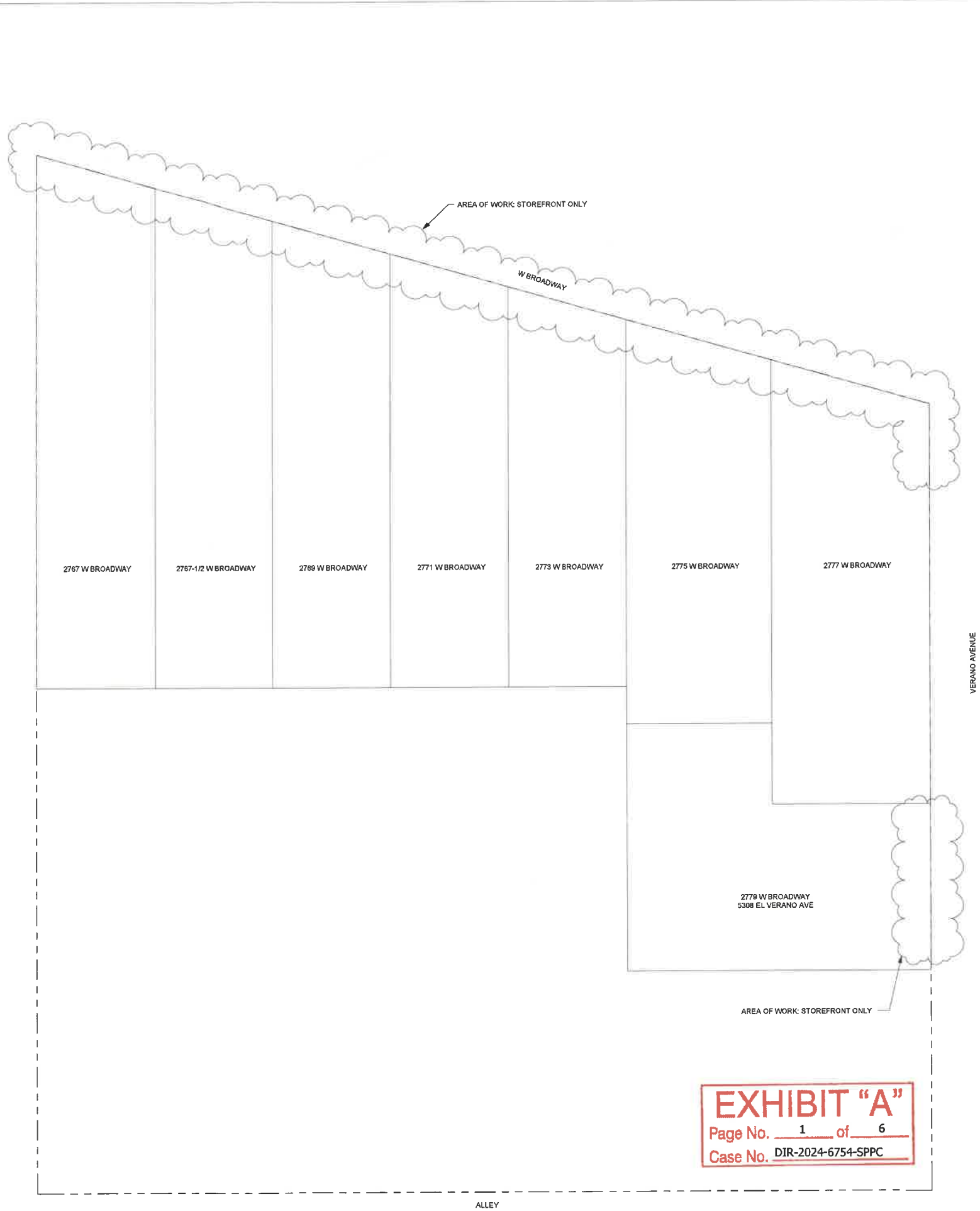
## PROJECT TEAM

**OWNER:** URBAN ACRES LLC  
 203 N SAN FERNANDO BLVD  
 BURBANK, CA 91502

**DESIGNER:** TB REAL ESTATE DESIGN INC  
 TOROS BILYAN  
 215 W ALAMEDA AVE, SUITE 201  
 BURBANK, CA 91502  
 818.652.8484

**STRUCTURAL ENGINEER:** STRUCTURAL AF  
 ARSEN ADZHEMYAN, PE  
 1010 RALEIGH ST., APT 107  
 GLENDALE, CA 91205  
 818.455.6667

## LADBS APPROVAL STAMP



**EXHIBIT "A"**  
 Page No. 1 of 6  
 Case No. DIR-2024-6754-SPPC



# BROADWAY - STOREFRONTS

## 2767 - 2779 W BROADWAY AND 5308 EL VERANO AVE LOS ANGELES, CA 90041

SHEET TITLE  
 PROJECT INFO. AND  
 SITE PLAN

DATE	ISSUE / REVISION

THE ABOVE DRAWINGS, SPECIFICATIONS AND DESIGNS ARE THE PROPERTY OF TB REAL ESTATE DESIGN, INC. NO PART THEREOF SHALL BE COPIED OR USED WITH ANY OTHER WORK OTHER THAN THE SPECIFIC PROJECT FOR WHICH THEY HAVE BEEN DEVELOPED WITHOUT THE WRITTEN CONSENT OF TB REAL ESTATE DESIGN, INC. TB REAL ESTATE DESIGN, INC. WAIVES ANY AND ALL RESPONSIBILITY AND LIABILITY FOR PROBLEMS WHICH ARISE FROM FAILURE TO FOLLOW THESE PLANS, SPECIFICATIONS AND DESIGN INTENT. THEY CONVEY, OR FOR PROBLEMS WHICH ARISE FROM OTHER FAILURE TO OBTAIN AND/OR FOLLOW THE DESIGNER'S GUIDANCE WITH RESPECT TO ANY ERRORS, OMISSIONS, INCONSISTENCIES, AMBIGUITIES OR CONFLICTS WHICH ARE ALLEGED.

JOB NO. 2024-45  
 DATE 12-20-2024  
 SCALE 1/8" = 1'-0"

SHEET NO.  
**.PA-1**

12/20/2024 2:56:54 PM

IF THIS SHEET IS NOT 24" x 36", IT IS A REDUCED PRINT

